



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

June 24, 2010

**REQUEST:** Minor Amendment and Final Design Approval/Sinai Hospital Planned Unit Development – Linear Accelerator Expansion – 2401 West Belvedere Avenue

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**PETITIONER:** Sinai Hospital of Baltimore

**OWNER:** Sinai Hospital of Baltimore

#### **SITE/GENERAL AREA**

Site Conditions: The boundaries of the PUD now include the Sinai Hospital campus ( $\pm 61.995$  acres) and the Levindale Hebrew Geriatric Center & Hospital campus ( $\pm 20.29$  acres) as they were consolidated in 2008. The PUD is generally bounded by portions of Northern Parkway, Preakness Way, West Belvedere Avenue, Lanier Avenue, and Cylburn Avenue back to Northern Parkway, with some small exclusions. The site is located to the east of the Park Heights community, north of the Cylburn community, and south of the Mount Washington community. The underlying properties are zoned R-5.

General Area: The surrounding neighborhoods consist primarily of residential development. The properties in the Park Heights community are primarily mixed-use housing with pockets of commercial development. In the Mount Washington community there are primarily single-family detached homes.

#### **HISTORY**

- Ordinance #90-0433: Established the Sinai Hospital Planned Unit Development.
- Ordinance #90-0625: Amended the Sinai Hospital PUD.
- 1990 – Design Approval for Laboratory Building.
- 1991 – Minor Amendment / Sinai Hospital PUD, In vitro-fertilization Lab Addition.
- 1993 – Minor Amendment / Sinai Hospital PUD, Cafeteria Expansion.
- Ordinance #94-0352: amendment to the Sinai Hospital PUD.
- 1995 – Design Approval / Sinai Hospital PUD, Addition to Blaustein Building.
- 1996 – Minor Amendment / Sinai Hospital PUD, ER-7 Addition.
- 1997 – Design Approval Signage Package.

- June 8, 2000 – Minor Amendment for the expansion of the ER-7 and SHARP clinic.
- February 7, 2002 – Minor Amendment for SHARP Building and Temporary Modular Building.
- July 17, 2003 – Minor Amendment for the Labor and Delivery Addition.
- October 6, 2003 – Ordinance #03-604 - Last amendment to the Sinai Hospital PUD.
- June 10, 2004 – Minor Amendment to Sinai Hospital PUD for the for the “H” Parking Garage. Also, Final Design Approvals for the “H” Parking Garage, the parking deck over the “J” Parking Lot, and the Emergency Facility Building Addition: Approval.
- November 11, 2004 – Final Design Approvals for the Hoffberger Parking Garage and the Operating Room Building Addition.
- September 22, 2005 – Final Design Approval for the expansion of the Cancer Center.
- October 4, 2007 – Minor Amendment and Final Design Approval for the South Tower Linking Structure.
- October 23, 2008 – The Planning Commission approved CCB #08-0206, redesignating the Sinai Hospital PUD to include the Levindale campus as the Sinai Hospital-Levindale PUD. Ordinance #09-0138, enacted March 12, 2009, redesignated this PUD.
- March 4, 2010 – The Planning Commission approved a Final Design Approval for the Children’s Hospital expansion and first-floor enclosure for the General Hospital Executive Office Suite.

## **CONFORMITY TO PLANS**

This action is generally compatible with the Comprehensive Master Plan’s EARN section, Goal One, Objective 6: Retain and Attract Business in Healthcare and Social Assistance.

## **ANALYSIS**

Final Design Approval: Section 12 of Ordinance #09-0138 (Sinai Hospital PUD) requires Final Design Approval by the Planning Commission of all permanent improvements in the PUD. For this reason, the proposed linear accelerator addition is being presented for review. This development was expected as part of the ongoing development plan outlined by the 2008 redesignation of the combined Sinai Hospital-Levindale PUD.

Linear Accelerator Addition: This addition will duplicate the existing facility in mirror-image, adjacent to the existing facility. The addition is essentially a thick concrete structure sheathed in an Exterior Insulation Finishing System (EIFS), and houses a Linear Accelerator (LINAC) used by the Department of Radiation Oncology in targeted radiation therapy to treat cancer. The exterior will be a mirror image of the existing facility, and is generally not very visible from Greenspring Avenue. A small portion of the existing temporary Rymland staff parking lot will be displaced by this addition, but will later be replaced by an underground parking garage as part of the Rymland expansion in phase 3B of the development plan.

Landscaping: Improved landscaping will be installed along the southern elevation of both the existing and expanded LINAC buildings, and will include trees, shrubs, groundcover and ornamental grasses. The planting plan has been reviewed and approved by environmental staff.

Community Input: The following community organizations have been notified of this action:  
The Reisterstown Park Heights Southern Team, the Levindale-Sunset Community Association,  
the Parklane Neighborhood Improvement Association, the Mt. Washington Improvement  
Association, the Cylburn Community Action Association, and the Cylburn Community  
Association

**Thomas J. Stosur**  
**Director**